

**ORDINANCE NO. 20081120-085**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY GENERALLY KNOWN AS THE WOODY HOUSE LOCATED AT 709 BOULDIN AVENUE IN THE BOULDIN CREEK NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO FAMILY RESIDENCE-HISTORIC LANDMARK-NEIGHBORHOOD PLAN (SF-3-H-NP) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from family residence-neighborhood plan (SF-3-NP) combining district to family residence-historic landmark-neighborhood plan (SF-3-H-NP) combining district on the property described in Zoning Case No. C14H-2008-0028, on file at the Neighborhood Planning and Zoning Department, as follows:

A 1.064 acre tract of land, more or less, out of Lot 5, Block B, James E. Bouldin Estate Subdivision, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

generally known as the Woody House, locally known as 709 Bouldin Avenue, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** Except as specifically provided by this ordinance, the Property is subject to Ordinance No. 020523-33, that established the Bouldin Creek neighborhood plan combining district.

**PART 3.** This ordinance takes effect on December 1, 2008.

**PASSED AND APPROVED**

\_\_\_\_\_, November 20, 2008      §  
   §  
   §      Will Wynn  
        Will Wynn  
        Mayor

**APPROVED:** David Allan Smith      **ATTEST:** Shirley A. Gentry for  
                                 David Allan Smith      Shirley A. Gentry  
                                 City Attorney      City Clerk

EXHIBIT "A"

1.064 ACRE OF LAND, MORE OR LESS, OUT OF LOT 5, BLOCK B, OF THE JAMES E. BOULDIN ESTATE, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND AS CONVEYED TO CONNIE LYNN MOORE, BY DEED RECORDED IN VOLUME 8177, PAGE 226 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 1/2" IRON PIPE FOUND AT THE SOUTHWEST CORNER OF THE SAID PIVER TRACT AS DESCRIBED IN VOLUME 10838, PAGE 1250 OF THE DEED RECORDS OF SAID COUNTY, BEING IN THE EAST RIGHT OF WAY LINE OF BOULDIN AVENUE FOR THE SOUTHWEST CORNER HEREOF;

THENCE WITH THE WEST LINE OF THE SAID MOORE TRACT AND THE EAST LINE OF BOULDIN AVENUE, NORTH 29 46'52" EAST FOR A DISTANCE OF 117.94 FEET TO A 1/2" IRON PIPE FOUND FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND ALSO, BEING THE SOUTHWEST CORNER OF THE IRWIN-BNNIGHT TRACT AS DESCRIBED IN VOLUME 12262, PAGE 1736 OF THE DEED RECORDS OF SAID COUNTY;

THENCE ALONG THE NORTH LINE OF THE HEREIN DESCRIBED TRACT THE FOLLOWING COURSES NO. 1 THROUGH 4.

- 1) SOUTH 60 02'50" EAST FOR A DISTANCE 150.37 FEET TO AN 1/2" IRON ROD POUND FOR AN ANGLE POINT.
- 2) SOUTH 59 54'56" EAST FOR A DISTANCE OF 118.53 FEET TO AN 1/2" IRON ROD SET FOR AN ANGLE POINT.
- 3) SOUTH 60 02'56" EAST FOR A DISTANCE OF 100.01 FEET TO AN 1/2" IRON ROD SET FOR AN ANGLE POINT.
- 4) SOUTH 60 08'56" EAST FOR A DISTANCE OF 46.13 FEET TO AN 1/2" IRON ROD SET IN BOULDIN CREEK FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 51 34'18" WEST FOR A DISTANCE 128.83 FEET TO AN 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT. ALSO BEING THE NORTHEAST CORNER OF THE PASSMORE TRACT DESCRIBED IN VOLUME 5749, PAGE 1499 OF THE DEED RECORDS OF SAID COUNTY;

THENCE WITH THE NORTH LINE OF PASSMORE TRACT AND THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT NORTH 58 15'46" WEST FOR A DISTANCE OF 30.57 FEET TO AN 1/2" IRON ROD FOUND FOR AN ANGLE POINT;

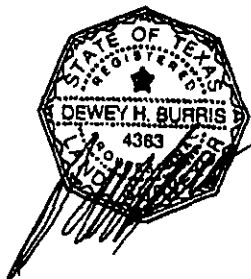
THENCE CONTINUING ALONG THE PASSMORE TRACT AND PIVER TRACT NORTH 59 52'00" WEST FOR A DISTANCE 336.67 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.064 ACRE OF LAND, MORE OR LESS.

FIELD NOTES TO BE USED WITH ATTACHED PLAT ONLY

RD74196

07-13-96

FILED  
96 AUG 20 PM 4:20  
JANA L. ANVOIR  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS



STATE OF TEXAS  
COUNTY OF TRAVIS  
I hereby certify that this instrument was FILED on  
the date and at the time stated herein by me and  
was duly RECORDED, in the Volume and Page of the  
Public Records of Travis County, Texas, as

AUG 20 1996

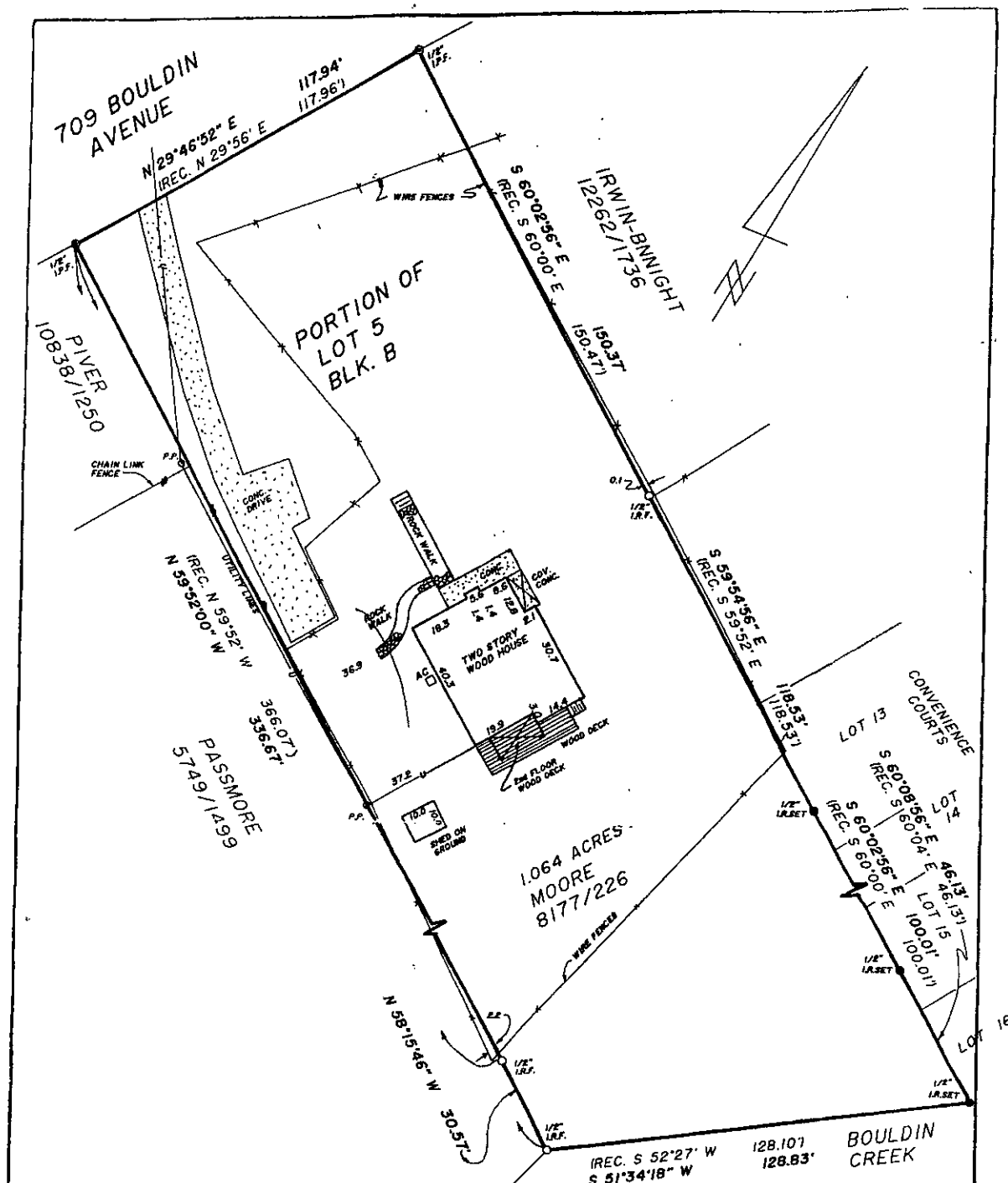


COUNTY CLERK  
TRAVIS COUNTY, TEXAS

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

12754 1520

RECEIVED: 8/20/96 TRAVIS: 28446 DEPT: REGULAR RECORD \$11.00  
CASHIER: KOTUE FILE DATE: 8/20/96 TRANS DATE: 8/21/96  
PAID BY: CHECK# 105293



LOT NO. PART OF LOT 5 BLOCK NO. B SUBDIVISION SEE EXHIBIT "A" JAMES E. BOULDIN ESTATE  
 SECTION 1 PHASE 1 BOOK 4383 VOLUME 1 PAGE 1 SLIDE 1 PLAT RECORDS  
 COUNTY TRAVIS STATE OF TEXAS STREET ADDRESS 709 BOULDIN AVENUE  
 CITY AUSTIN REFERENCE NAME JILL McRAE AND STEPHEN YELENOSKY

**Dewey H. Burris & Associates**  
 Land Surveying Services

6321 Burnet Lane Suite 110 Austin, Texas 78752  
 512.458-6989 FAX 512.458-9843



Subject property DOES  
 lie within the 100 Year Flood Zone area  
 and has a Zone AE rating, as  
 shown on the Flood Insurance Rate Maps  
 (F.I.R.M.) Community No. 480624  
 Panel 0205 E  
 dated 06-16-93  
 This certification is for insurance  
 purposes only and is not a guarantee  
 that this property will or will not flood

TO THE LIENHOLDER AND/OR THE PREMISES SURVEYED AND TO  
 COMMERCIAL TITLE OF AUSTIN

I do hereby certify that this survey was this day made on the  
 ground of the property legally described hereon and that there  
 are no boundary line conflicts, encroachments overlapping of  
 improvements, or roads in place, except as shown hereon, and  
 certifies only to the legal description and easements shown  
 on the referenced title commitment.

DATE 07-15-96

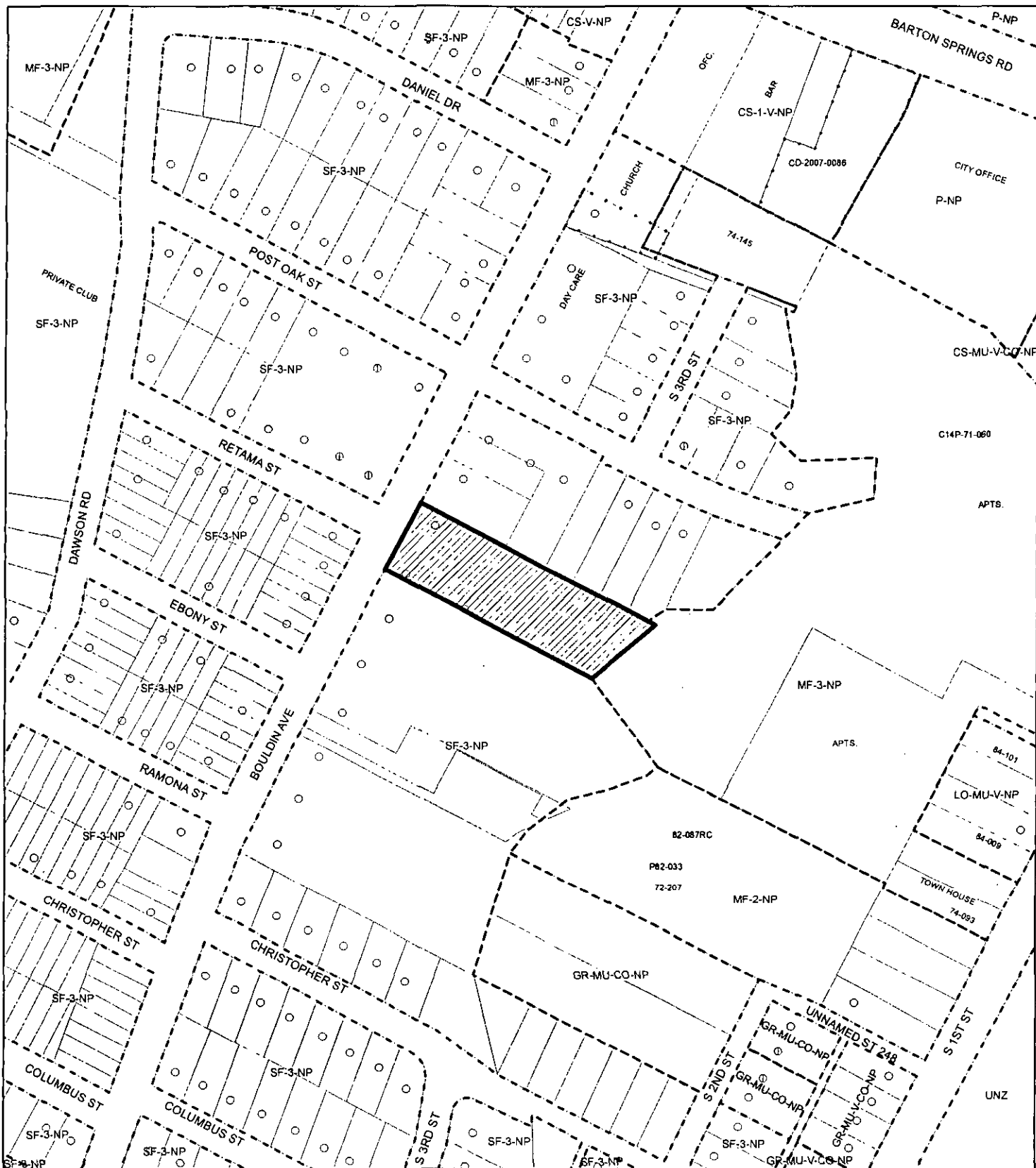
TYPE CC CMRCL

OF 961642

BY R-074196

SCALE 1" = 30'

	DATE	BY
FIELD WORK	07-13-96	DAVE SLEEVE
DRAFTING	07-15-96	MIC
FINAL CHECK	07-15-96	
CORRECTIONS		
UPDATE		



**SUBJECT TRACT**



**ZONING BOUNDARY**



**PENDING CASE**

# **HISTORIC ZONING EXHIBIT B**

**ZONING CASE#: C14H-2008-0028**  
**ADDRESS: 709 BOULDIN AVE**  
**SUBJECT AREA: 0.000 ACRES**  
**GRID: H21**  
**MANAGER: S. SADOWSKY**

**OPERATOR: S. MEEKS**

1" = 200'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

